

**TOWN OF NORTH HEMPSTEAD**

**BOARD OF ZONING APPEALS**

**NEW CASES**

**MAY 23, 2012**

**APPEAL #19287 – Doris Smith/RMB Drafting Services/Michael Bonacasa, R.A.**, variance 70-195.15.B(3)(b) to alter a two-piece bathroom in the basement of a dwelling with an interior stairwell located within five feet of a perimeter wall; E/side 232 Garden St., 150' S/of Park Ave., Westbury, Sec. 11, Blk. 3. Lot 31, R-C District within the New Cassel Urban Renewal Overlay District.

***CONTINUED***

**APPEAL #19288 - Merryl Pollack/Donald Alberto, R.A.**, variances 70-41.A and 70-42 to enlarge a raised deck within the required side and rear yard setbacks; W/side 54 Fairfield Ave., 178.41' N/of Radcliffe Ave., Port Washington, Sec. 4, Blk. 11, Lots 42-43, R-B District.

***GRANTED***

**APPEAL #19289 - David Davids/Viktoria Toth**, variance 70-100.2.A(2) to erect a fence within a required front yard setback; S/W/cor. 82 Carriage Ln. & Locust Ln., Roslyn Heights, Sec. 7, Blk. 193, Lot 2, R-AA District.

***DENIED***

**APPEAL #19290 - John Portelli**, variance 70-100.2.A(2) to erect a six foot fence within a required front yard setback; S/side 6 Lea Pl., 72.73' E/of Meadow Dr., Albertson, Sec. 7, Blk. 211, Lot 8, R-C District.

***GRANTED***

**APPEAL #19291 - Rajen Maniar/Raymond Calamari, R.A./Kevin O'Brien, Esq.**, variance 70-101.B to erect a portico within a required front yard setback; S/W/cor 2 Lake Dr. & Crest Rd., New Hyde Park, Sec. 8, Blk. 237, Lot 2, R-A District.

***GRANTED W/ CONDITIONS***

**APPEAL #19292 – Thomas Kleint/Kenneth Schulman, R.A.**, variance 70-101.B to erect a portico within a required front yard setback; N/W/cor 7 Laurel Dr. & Aster Dr., New Hyde Park, Sec. 8, Blk. 307, Lot 18, R-B District.

***GRANTED***

**APPEAL #19293 – Robert Fabian/Kenneth Schulman, R.A.**, variances 70-40.B, 70-100.2.A.2, 70-100.2.A.4, 70-100.2.H, 70-208.F to maintain a covered front porch, a fence exceeding the permitted height, and 2 A/C units within the required front yard setbacks of a non-conforming dwelling; S/W/cor 41 Aster Dr. & Laurel Dr., New Hyde Park, Sec. 8, Blk. 312, Lot 13, R-B District.

***GRANTED IN PART W/CONDITIONS***

**APPEAL #19294 – Anandavalli Ayyappan/Bala S. Vinod/Kevin McCray/Vinod Kearke,** variance 70-100.1.B to maintain a detached garage within the required side and rear yard setbacks; N/side 114 Evans Ave., 150' W/of Wentworth Ave., Albertson, Sec. 9, Blk., 84, Lot 122, R-C District.

***GRANTED***

**APPEAL #19295 - Edward P. Liss/James Martino, R.A.,** variance 70-101.B to maintain a portico within a required front yard setback; E/side 117 Devon Rd., 120' S/of Dorset Ave., Albertson, Sec. 9, Blk. 553, Lots 18-20, R-C District.

***GRANTED***

**APPEAL #19296 – Joseph Estrella/John J. Viscardi, R.A.,** variances 70-29.B, 70-30.C and 70-208.F to construct a portico within a required front yard setback and additions exceeding the permitted gross floor area on a non-conforming dwelling; E/side 32 Piper Dr., 286.87' N/of Wheatley Ave., Albertson, Sec. 9, Blk. 639, Lot 85, R-A District.

***GRANTED***

**APPEAL #19297 - Fifth Avenue Of Long Island Realty Associates/Tiffany & Co./Andrea Tsokalas, Esq.,** variances 70-196.J(1)(a) and 70-196.J(1)(f) to install 10 wall signs exceeding the permitted height and number; S/W/cor 1980 Northern Blvd. & Seasingtown Rd., Manhasset, Sec. 3, Blk. 183, Lot 12, B-A District.

***GRANTED W/CONDITIONS***

**APPEAL #19298 - Gary Rera/TLC Development Corp./Edward Hicks, R.A.,** variances 70-138, 70-103.A, 70-103.F and 70-208.F to maintain alterations to a non-conforming commercial building, including a third dwelling unit (not a permitted use) with insufficient parking and loading zones; N/W cor 397 Jericho Tpke., & McKee St., Floral Park, Sec. 8, Blk. 76, Lot 65, B-B District.

***CONTINUED***

**APPEAL #19299 –Country Plaza Associates of Carle Place, LLC/ FCA Restaurant Group/Thanks Dad, LLC,** conditional use 70-126.A to convert a retail space to a food use; N/side 371 Old Country Rd., N/side #371 Old Country Rd., 330.41' W/of Carle Rd., Carle Place, Sec. 10, Blk. 288, Lot 46, B-A District.

***GRANTED W/CONDITIONS***

**APPEAL #19301 – Park East, LLC/Regency Sign Co., Inc.,** variances 70-196.J(1)(a), 70-196.J(2)(b), 70-196.J(2)(c), to erect wall signs exceeding the permitted number and a ground sign exceeding the permitted area with insufficient distance to the property line; N/E/cor 2323 Jericho Tpke. & Nassau Blvd., Garden City Park, Sec. 9, Blk. 536, Lot 58, B-A District.

***GRANTED IN PART***

**APPEAL #19303 – 689 Main Street Realty/New York Veterans Advocacy Group/Salvatore Ferrara, R.A.,** conditional use 70-187.R and variances 70-103.A, 70-103.F and 70-229.A to alter a commercial building for use as an institutional occupancy exceeding the allowable number of beds, with insufficient off-street parking and loading, and not in compliance with a prior BZA decision (Appeal No. 4305); N/side 689 Main St., between State St. & Bond St., Westbury, Sec. 11, Blk. 160, Lot 21, I-B District.

**RESERVED**

**ADJOURNED CASES:**

**APPEAL #19252 - Michelle Oh-Lee/Emilio Susa, R.A./John Farrell, Esq.,** appeal for determination, or in the alternative, variance 70-44 to maintain a 3-family dwelling, not a permitted use; N/W/cor. 54 McKinley Ave. & Grant Ave., Albertson, Sec. 9, Blk. 57, Lot 920, R-C District.

**WITHDRAWN**

**CONTINUED CASES:**

**APPEAL #19263 - Maureen Benic/A. Pillay/Vincent Benic, R.A.,** variances 70-41.A.1 and 70-41 to permit the construction of additions and alterations exceeding the minimum aggregate side yard, and the maintenance of an extension within a required side yard setback, W/side 16 Titus Ave., 240' S/of Twelfth St., Carle Place, Sec. 10, Blk. 268, Lot 13, R-B District. (3-21-12)

**GRANTED**

**APPEAL #19272 - John Liotta,** variances 70-29.B, 70-31.A and 70-102.C(5(b) to maintain a one story addition with insufficient aggregate and side yard setbacks and exceeding the permitted gross floor area, and a pool within the required side and rear yard setbacks; E/side 70 Pickwick Rd., 282.29' N/of Quaker Ridge Rd., Manhasset, Sec. 3, Blk. 50, Lot 116, R-A District. (5-9-12)

**GRANTED IN PART**

**ADJOURNED CASE (to be heard at 1:00pm)**

**APPEAL #19279 – Thomas Kochukumju/John Amisano, R.A.,** variances 70-50.C and 70-208.F to maintain a bay window within a required front yard setback; E/side 906 Hillside Blvd., 105' N/of Bryant Ave., New Hyde Park, Sec. 8, Blk. 15, Lot 58, R-C District.

**GRANTED**

**NEW CASE (to be heard after 1:00pm)**

**APPEAL #19302 – Congregation Beth Eliyhou/Yeshiva Beth Eliyhou/James Martino, R.A.,** variances 70-103.A, 70-103.B, 70-103.F, 70-103.K, and 70-208.F to alter and expand a non-conforming commercial building for use as an educational facility with insufficient on-premises parking, number of spaces, loading zones and parking on vacant land; S/E/cor. 195 Middle Neck Rd. & Allenwood Rd., Great Neck, Sec. 2, Blk. 351, Lot 1, B-A District.

**ADJOURNED**

**RESERVED CASE**

**APPEAL #19276 - Christopher Spina**, variances 70-100.2.A(2) and 70-100.2.A(4)to permit the installation of fencing exceeding the permitted height and within a required front yard setback; N/E/cor. 1 Reid Ave. & N. Plandome Rd., Port Washington, Sec. 5, Blk. 557, Lot 57, R-C District. (5-9-12)

***GRANTED W/CONDITIONS***